



1/15  
2012

Plat of  
Fleek

Bexar County, Texas

8/16/13

SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
(Bexar County, TX)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Effective Date: November 15, 2012

Grantor: RABO AGRIFINANCE, INC., a Delaware corporation and AG ACCEPTANCE CORPORATION, a Delaware corporation

Grantor's Mailing Address: 6919 Chancellor Drive  
Cedar Falls, Iowa 50613

Grantee: CHAMPION FEEDERS, LLC, a Texas limited liability company

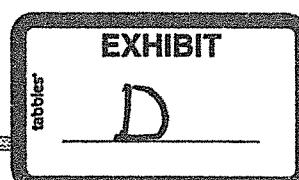
Grantee's Mailing Address: 3750 S FM 2943  
Hereford, Texas 79045

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, and a note of even date executed by the Grantee and payable to the order of Great Plains Ag Credit, PCA, in the principal amount of \$3,960,000.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Great Plains Ag Credit, PCA, and by a first-lien deed of trust of even date from the Grantee to Tim McDonald, Trustee.

Property: All the Grantor's right, title, and interest in those tracts of real property located in Bexar County, Texas, and more particularly described in Exhibit "A" attached to this Special Warranty Deed and made a part hereof for all purposes, together with all buildings and improvements on the Property, and all rights and appurtenances pertaining to the Property, including, but not limited to, all rights on and to roads, streets, rights-of-way, easements, rights of ingress and egress, water rights, and all of the Grantor's mineral interests of any kind of character.

DOCS/1103021.2

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**Exceptions to Conveyance and Warranty:** Liens described as part of the Consideration; all presently recorded easements, rights-of-way, restrictions, covenants, conditions, ordinances, oil and gas leases, mineral interests, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and the Permitted Title Exceptions listed on Exhibit "B" attached to this Special Warranty Deed and made a part hereof for all purposes.

#### CONVEYANCE

The Grantor, for the Consideration, the receipt and sufficiency of which is hereby acknowledged, and subject to the Exceptions to Conveyance and Warranty, grants, sells and conveys to the Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold the Property unto the Grantee and the Grantee's heirs, successors and assigns, forever, and the Grantor and the Grantor's successors warrant and shall defend the Property to the Grantee and the Grantee's heirs, successors and assigns, against every person lawfully claiming or that may claim all or any part of the Property, if the claim is by, through, or under the Grantor but not otherwise; but not as to the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property is retained until the note described is fully paid according to its terms, at which time this deed will become absolute.

Great Plains Ag Credit, POA, at the Grantee's request, has paid in cash to the Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Great Plains Ag Credit and are transferred to Great Plains Ag Credit without recourse against the Grantor.

The Grantor warrants and represents that all ad valorem taxes and any other general real estate taxes and installments of special assessments for the year 2011 and all years before 2011 have been fully paid.

When the context requires, singular nouns and pronouns include the plural.

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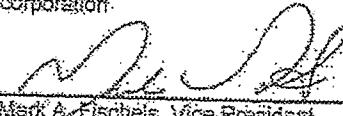
Page 2 of 3



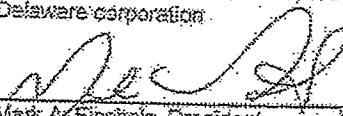
(SIGNATURE PAGE TO DEED)

This deed is executed on the date set forth in the acknowledgement below, but effective for all purposes as of the Effective Date.

RABO AGRIFINANCE, INC., a Delaware corporation.

  
Mark A. Fischels, Vice President

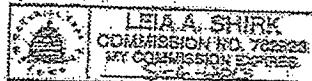
AG ACCEPTANCE CORPORATION, a Delaware corporation.

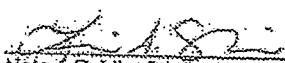
  
Mark A. Fischels, President

STATE OF IOWA

COUNTY OF BLACK HAWK

This instrument was acknowledged before me on the 9th day of November, 2012, by Mark A. Fischels, Vice President of RABO AGRIFINANCE, INC., a Delaware corporation, on behalf of said corporation.



  
Notary Public, State of Iowa

STATE OF IOWA

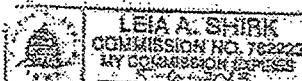
COUNTY OF BLACK HAWK

This instrument was acknowledged before me on the 9th day of November, 2012, by Mark A. Fischels, President of AG ACCEPTANCE CORPORATION, a Delaware corporation, on behalf of said corporation.

  
Notary Public, State of Iowa

After recording return to:

~~Sprosser Shreder Smith P.C.  
Attn: Brandon Wing  
PO Box 15008  
Amarillo, TX 79145-5008~~



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**EXHIBIT A**

#### PROPERTY DESCRIPTION

Tract One, All of Section 21, Block K-4, San Patricio County except the Northwest 1/4 of said Section 21, Block K-4, San Patricio County, Texas.

Trust Fund, Aerial Section 22, Block 6-6, Seal Beach County, Texas.

Tract Number: All of Section 39, Block 5-4, New Spain County, Texas.

Frank Peter, All of Section 46, Block 504, Deer Smith County, Terre.

**Travis River** All of Section 42, Block K-4, Certificate 184, L29, Patent No. 216, Volume 52, Deed Smith County, Texas, **SAVE AND EXCEPT** Survey, more or less, out of the Northwest quarter thereof, as described by metes and bounds in Warranty Deed to Texas Co-Op. & Corporation, dated January 6, 1932, and recorded in Volume 202, at Page 71, of the Deed Records of Deaf Smith County, Texas and **SAVE AND EXCEPT** the tracts of just Northwest of said Section 42 and the North 1/4 thereof, more or less, of the Northwest quarter of said Section 42, as described by metes and bounds in Warranty Deed, dated June 14, 1906, recorded in Volume 261, at Page 591, of the Deed Records of Deaf Smith County, Texas.

Trust No. The West half of Section No. B887 Block No. L. H. Wilson, Original Granite, Certificate No. 1392, District No. 602, Precinct No. 202, Volume 32, dated March 23, 1903, Deed Record County, Texas.

Patent Drawing, All of Section 8, Block 10-4, Rock Springs, Garfield Co., Wyo. Abstract No. 1325, Assignment No. 152, Purcell, Vol. 92, Volume 20, Patent December 11, 1872, Deaf Smith County, Texas.

Patent Rights. All of Section 62, U.S.C. & P. 2, L. 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 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TRACT: None. All of Section No. 78, Block No. 4, Deaf Smith County, Cordinating No. 1308, Abstract No. 172, Deed No. 84, Volume 24, dated December 11, 1975, in Deaf Smith County, Texas.  
NAME AND EXCEPT: The South Boundary, more or less, of Section No. 78, Block No. 4, Deaf Smith County, Texas, and  
Navy, and EXCEPT a triangular tract containing 1.64 acres, more or less, of Section No. 78, Block No. 4, Deaf Smith County, Texas, being fully described by metes and bounds as follows:  
THENCE North 41 degrees 27 minutes East 144.18 feet from a 1/2 inch iron rod in the North line of Farm Road 1413 and 163.940 feet a 1/2 inch iron rod on the Westerly and actual bounding corner of the tract.  
THENCE South 89 degrees 01 minutes 36 seconds East 925.10 feet past the West line of U.S. Highway 285 and at 334.49 feet a point in the East line of said Section.  
THENCE North 89 degrees 20 minutes 49 seconds East along the East line of said Section 26.9 feet to a point  
THENCE North 89 degrees 10 minutes West at 40 feet past a 1/2 inch iron rod in the West line of U.S. Highway 285  
and 513.23 feet the place of beginning.

Test. Env: The North half, of Section 26, Township 3 North, Range 1 East, Capital, San Jacinto School District, out of League No. 416, Abner Taylor, Original Grantee, Certificate No. 18, Alvarado No. 423, Patent No. 387, Lathrop 10, dated August 22, 1887 and out of League No. 433, Abner Taylor, Original Grantee, Certificate No. 20, Alvarado No. 426, Patent No. 376, Lathrop 1, dated August 24, 1887, West San Jacinto, Texas.

Trustee: The North East of Section 36, Township 5 North, Range 1 West, Capital of Bexar County, San Antonio, one of  
Deed No. 224, Almer Taylor Original Grantee, Certificate No. 30, Abstract No. 496, Plat No. 336, Volume 5,  
dated August 24, 1877, Deed Climax County, Texas.

Trust Funds, NW 1/4 of Section 42, Block N-4, and the North 42.48 acres, more or less, of the NW 1/4 of Section 42, US&F Block K-4, C.H. Campor, Original Grantee, Certificate No. 1239, Advance No. 922, Patent No. 326, Volume 24, dated March 9, 1917, as described by metes and bounds, in Warranty Deed dated June 16, 1945, recorded in Volume 24, page 301, of the Deed Records of Bell County, Texas.

SAW AND EXCEPT 2 acres more or less, out of the NW 1/4 of said Section 42, as described in intit. and bounded in Warranty Deed dated January 6, 1862, recorded in Volume 187, Page 32, of the Land Records of Dearborn County, Indiana.



Tract Thirteen: All of Section 69, Block K-4, Deaf Smith County, Texas.

Tract Fourteen: All of the East one-half (1/2) of Section 69, Block K-4, Deaf Smith County, Texas.

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Page 2 of 2

FILED and indexed as RECORDED in the Official Public Records of Deaf Smith County on the date and time aforesaid. In the Deaf Smith County Clerk, Deaf Smith County, Texas.  
By: Chetell Parker Deputy, November 15, 2012 12:11:45 PM. 12-2136